

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Date Received: 9/23/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Nahid Amiri Daytime Phone: 240-377-6067

Address: 2813 Schooley Dr.
Alexandria, VA 22306

Nominator E-mail Address: moona_1232002@yahoo.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Nahid Amiri

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Nahid Amiri

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 8611 sq. ft. 0 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property: **Use the Plan on the Web for your citation. It is the most up to date. Link: www.fairfaxcounty.gov/dpz/:**

see attached

Current Plan Map Designation: Residential

Proposed Comprehensive Plan Designation:

planning to build 5 story structure having 5000 ft² of base foundation 1st floor retail and four floors of office space.

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	80%
Retail	20%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 - September 21, 2005 to:
 Fairfax County Planning Commission Office
 Government Center Building, Suite 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

MV5 GROVETON COMMUNITY PLANNING SECTOR

CHARACTER

Low density, single-family residences comprise the major land use within this sector. However, there is a wide range of types and sizes within the single-family housing. Two sizable mobile home parks and a large apartment development are located in this sector as well. The northern portion of the Gum Springs Conservation Area and the Gum Springs Redevelopment Area are located in Sector MV5. There is an urgent need for community parkland in the western portion of the sector.

Commercial areas are generally located along Richmond Highway which includes mostly strip-type retail development. The major roadways in this planning sector are Richmond Highway, Fort Hunt Road, Beacon Hill Road, Sherwood Hall Lane, and Belle View Boulevard.

The sector contains the northern portion of Gum Springs, a 19th century Free Black community and the Hollin Hill subdivision, an excellent example of post World War II suburban architectural design.

Woodley Hills Estates Redevelopment Area

A redevelopment plan for the Woodley Nightingale Mobile Home Park was adopted by the Board of Supervisors on February 26, 1979. The primary goal of that document is to provide a reconstructed mobile home park which meets modern design standards and is of adequate size to accommodate residents of the existing park who wish to remain in the area, and to preserve the park as a housing resource for low- and moderate-income residents.

The Redevelopment Plan was amended by the Board of Supervisors on October 25, 1993, changing the name to 'Woodley Hills Estates Redevelopment Plan' and reducing the Plan Area boundary to contain only that area occupied by the Woodley Hills Estates Mobile Home Park.

Gum Springs Redevelopment Area

The Gum Springs Redevelopment Area Plan was approved by the Board of Supervisors on April 16, 1990. The basic goal of this plan is to develop the designated area as a mixed-use complex, primarily residential with some office and retail uses as part of a general program for upgrading conditions in the Richmond Highway Corridor.

Gum Springs Conservation Area

A neighborhood improvement program and conservation plan for the Gum Springs community was adopted by the Board of Supervisors in April, 1979 and amended on April 16, 1990. A portion of the Conservation Area lies within this planning sector. The basic goal of this document is the conservation and development of a viable and sound residential community in the Gum Springs neighborhood. The neighborhood improvement program lists a series of public improvement projects that are necessary to improve living conditions in Gum Springs.

Memorial Heights, Bucknell Heights, Calvert Park, and Hybla Valley Farms Community Improvement Areas

Community Improvement Plans are adopted by the Board of Supervisors to upgrade and preserve neighborhoods by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The following Community Improvement Areas are located in the MV5 Sector:

Memorial Heights Community Improvement Area, adopted November 25, 1985, is generally bounded by Richmond Highway on the west, the north parcel line of lots along Schooley Drive to the north, Darue Road right-of-way and the east lot lines of parcels located on Elm Drive on the east and Popkins Lane on the south.

The Bucknell Heights Community Improvement Area, adopted on February 8, 1988, includes lots located on both sides of Ross and Davis Streets.

The Calvert Park Community Improvement Area, adopted on June 30, 1986, includes lots located on both sides of Davis Street, Popkins Lane, Stone Hedge Drive, Rita Court and Bertram Lane.

The Hybla Valley Farms Community Improvement Area, adopted on April 9, 1984, includes lots located along both sides of Woodlawn Trail, Boswell Avenue, Schelhorn Road, Frances Drive, Brentwood Place and Delafield Place.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends the western portions of this sector as the Beacon/Groveton and Hybla Valley/Gum Springs Community Business Centers. The remainder of the sector is recommended to develop as Suburban Neighborhoods.

RECOMMENDATIONS

Land Use

The Groveton Community Planning Sector contains stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

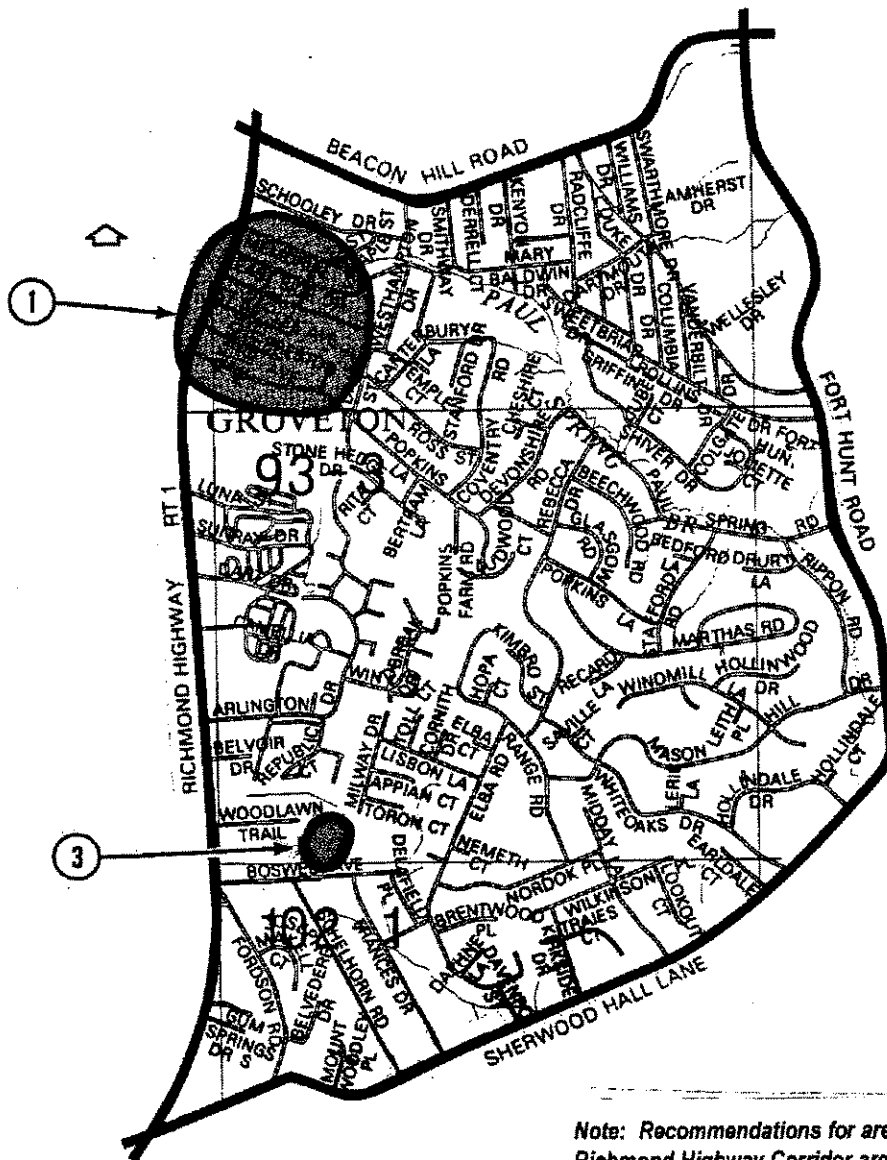
Richmond Highway Corridor Area

Recommendations and policies for the Richmond Highway Corridor are provided in the Richmond Highway Corridor section of the Plan which addresses land use issues and recommendations for the entire corridor. Recommendations are given in a north to south orientation and include the designated Community Business Centers and areas between these centers. The eastern portions of the Beacon/Groveton and Hybla Valley/Gum Springs Community Business Centers are located in Sector MV5.

Outside of Richmond Highway Corridor

Figure 50 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Residential infill in Memorial Heights is planned for 3-4 dwelling units per acre. Additional guidance for Tax Map 93-1((18))(D)130 pt. and 138 is included in Land Unit E of the Beacon/Groveton Community Business Center within the Richmond Highway Corridor.



Note: Recommendations for areas in the Richmond Highway Corridor are found in the Richmond Highway Corridor Area Plan. Corresponding maps are included in that plan.

LAND USE RECOMMENDATIONS
GENERAL LOCATOR MAP

FIGURE 50

2. Development is planned to conform with the recommendations cited in the Hybla Valley Farms, Gum Springs, Bucknell Heights, Calvert Park and Memorial Heights Community Improvement Plans and the Gum Springs Conservation and Redevelopment Plans as adopted by the Board of Supervisors. [Not shown.]
3. The vacant lots located between Hybla Valley Farms and Milway Meadows are planned for residential use at 2-3 dwelling units per acre.

Transportation

Transportation recommendations for this sector are shown on Figure 51. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

The older and more dispersed neighborhoods and open spaces in this sector may contain significant heritage resources. In particular is Gum Springs, an early 19th century Free Black community. Survey work should be undertaken to locate and preserve significant heritage resources. Additionally, preservation of the Hollin Hills subdivision is encouraged.

Public Facilities

Expand the Martha Washington Community Library consistent with the Policy Plan standards for community libraries.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 52. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Trails

Trails planned for this sector are delineated on Figure 53 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

Written justification:

The property (8737) located across from my property (2813 Schooley Dr.) is a commercial property and at present time this property is operating as a car wash, and its property line started from Richmond HWY and ended across from end line of my property (2813 Schooley Dr.). Also property lots No. 14, 13 and 19 are all commercial properties. It is obvious my property should be treated as commercial property. Also, lot of government contractors and private sectors are moving to this area of Mount Vernon, therefore, it is very practical to provide them with more retail and office space.

I appreciated all your consideration in this matter.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part I of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

[illegible]

| CONT/



homepage tax administ

Main Property SearchAddress Map Number

Profile

Sales

Values

Residential

Commercial

▶ Map

Structure Size

0931 16 0015
2813 SCHOOLEY DR

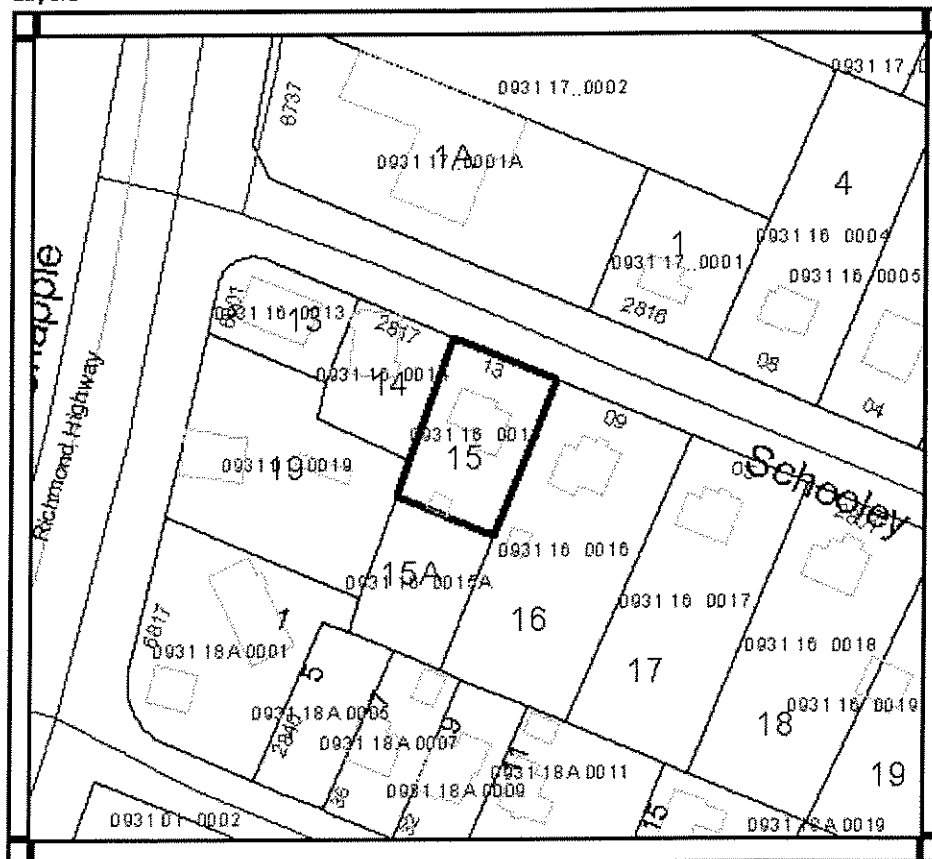
AMIRI NAHID

Retu

Aerials
Layers ▲

+

-

Aerial Imagery © 2002 Commonwealth of Virginia
Fairfax © 2003

Site Design Copyright 1999-2005 Akanda Group LLC. All rights reserved.

APR# 05-IV-15MV
Page 9 of 11

-----Original Message-----

From: nina nina [mailto:moona_1232002@yahoo.com]

Sent: Tuesday, November 01, 2005 7:32 PM

To: Vandam, Meghan D

Subject: RE: 2005 Mount Vernon APR Nomination

This is to verify that the land area ratio would be 0.35.

If you have any more question please don't hesitate to contact me via email or phone.

Thank you,
Nahid Amiri

"Vandam, Meghan D" <Meghan.Vandam@fairfaxcounty.gov> wrote:

Thank you for your timely response. The floor area ratio is the amount of square footage of the building dividing by the amount of land area on which it is built. For you nomination, you have indicated that you would like a building of 3,000 square feet on a property of 8,611 square feet. These numbers would translate into an FAR of 0.35. Please verify that this is correct.

I will contact you again when we have confirmed the Task Force meeting schedule and will ask you to present your nomination. In the mean time, if you have any further questions, please feel free to call me at 703.324.1363.

Thank you again,
Meghan Van Dam

-----Original Message-----

From: nina nina [mailto:moona_1232002@yahoo.com]

Sent: Friday, October 21, 2005 4:38 PM

To: Vandam, Meghan D

Subject: Re: 2005 Mount Vernon APR Nomination

MS. Megan Vandam,

This is letter to notify that the original proposal of 25,000 square feet of office use on tax map 93-1((16)) 15 would be revise to the floor area ratio of 1.74 and land use of 3000 square feet.

I you have any question please contact me at 240-377-6067 or via my email address.

Thank you.
Nahid Amiri

"Vandam, Meghan D" <Meghan.Vandam@fairfaxcounty.gov> wrote:

As per our conversation today, I am writing to request a clarification on your APR nomination in the Mount Vernon District. Please verify your suggested floor area ratio (total building square footage / total land area) and your land use, as quickly as possible, so that we can proceed with the review. If you intend to revise your original proposal of 25,000 square feet of office use on tax map parcel 93-1((16)) 15, please include the original proposal and change in your letter.

You may also send the letter of clarification via fax 703-324-3948 or USPS. You would need to send it to the Planning Commission Office:

Planning Commission Office

APR# 05-IV-15MV

Page 10 of 11

12000 Government Center Parkway
Suite 330
Fairfax, VA 22035

Thank you,
Meghan Van Dam

Meghan Van Dam
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035
(703) 324-1380 | office
(703) 324-3056 | fax
